

Document #4779

6/26/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF ROBERT BOURSAKIAN
DISPOSITION PARCEL P15-2C2
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Robert Boursakian expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P15-2C2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Robert Boursakian be and hereby is tentatively designated as Redeveloper of Disposition Parcel P15-2C2 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel P15-2C2 by negotiation is the appropriate method of making the land available for redevelopment;

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

"provided, however, that the disposition price shall be no less than the greater of \$8.00 per square foot of land or the appraised value."

☐ A corporation.

☐ A nonprofit charitable association or institution.

☐ A partnership known as

☐ A decedent estate or a joint estate known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (specify)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give full name of organization, mailing address, and telephone number (city, state, and zip code).

5. Name, address, title of person in care, and name and address of the attorney and a full description of the Redeveloper, state and a government agency or instrumentality, are set forth as follows:

Robert F. Richardson, Director, The U.S. GPO, Washington, DC 20540

11. If you are the Redeveloper, you are requested to attach to this form a statement which is required to be filed with the appropriate authority, as in the form.

12. Any statement or report of value or other data which is filed with the Redeveloper or agent, or any other person, shall be subject to review and audit by the Secretary of the Department of Housing and Urban Development.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Robert P. Borzakian, d/b/a Liberty Bell Wholesale Grocery Company
 b. Address and ZIP Code of Redeveloper: 490 Main Street, Charlestown, Mass. 02129
 c. IRS Number of Redeveloper: Employer ID # 04029172
 SS # 033-16-0083

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in a portion of B.R.A. Parcel P-15-2C

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
 is described as follows²

200± feet along a street in Charlestown
 bounded 200± feet by Bunker Hill Community College playing fields
 a scaled depth of 140± feet
 the foregoing is shaped as a parallelogram
 with a 20' utility easement parallel to a street to be used for parking
 and loading.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☒ The Redeveloper is an individual.

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization. Doing business as Liberty Wholesale Grocery Co. since 1919; Liberty Bell Wholesale Grocery Co. since 1945.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Robert P. Borzakian, Owner, 36 V.F.W. Parkway, West Roxbury, MA 02131

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ Not Applicable
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. Not Applicable
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. Not Applicable
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. The Redeveloper is the sole proprietor and sole owner of his business.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Robert P. Borzakian

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: April 2, 1986

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

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and Somerville Chronicle

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THURSDAY, MAY 8, 1988

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**Public Meeting To Review
Relocation Plans of Liberty Bell Grocery**

The Charlestown Economic Development Corporation and the Charlestown Preservation Society are jointly sponsoring a public meeting to review the relocation plans of Robert Borzakian, Liberty Bell Wholesale Grocery Company, on Monday, May 12, 1986 at 7:30 p.m. at the Mary Colbert Apartments, 20 Devens Street.

All are invited.

The proposal by the Brick-

ion, the group wants to get
wer questions.

BRA Board Questions Community Support

Immobiliare-Congress Tentative Developer

by **Marianne Martin**
Local community groups had a hard time convincing the Boston Redevelopment Authority (BRA) Board at its Thursday, May 1st meeting, that they had nothing but the best of intentions when the five groups endorsed the person/Allen and Company proposal to renovate building 105 in the Charlestown Navy Yard over the A staff's preference —

before the BRA Board. On Thursday, April 17th, the BRA staff and Director Stephen Coyle had recommended to the Board that Immobiliare-Congress Venture receive the designation. At that time, the Board voted to table their decision since there was opposition from community groups to the recommendation.

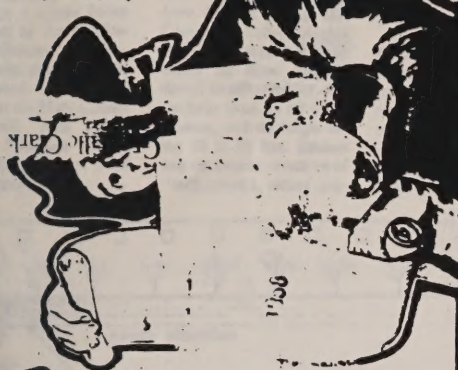
During the two week in-

start that Immobiliare-Congress Venture be named the developer. According to Coyle's letter, which was read by Farrell, this switch in support was the result of a suggestion by Mayor Ray Flynn that the community benefit from the Myerson/Allen were greater than those of Immobiliare-Congress, even though "each team equally qualify" for the designation.

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The preliminary plans for a new Liberty Bell Grocery Company warehouse, located at Liberty Bell and Main Street, were presented at a joint forum sponsored by the Charlestown Economic Development Corporation and the Charlestown Preservation Society at the Mary Colbert Apartments. John Tobin, Acting President of the Preservation Society, acted as moderator.

of the proposed building on A Street at the intersection of Main Street, 200 feet wide, and South Street, 100 feet wide, was 20 feet wide, fronting on A Street and a 12 foot wide from the new Bunker Hill Community College playing field. He said the building would be three stories high, with an office facility, and the basic structure for warehousing, with the height being 20 to 24 feet. Ertman said the exterior would be of "buff colored, ribbed con-

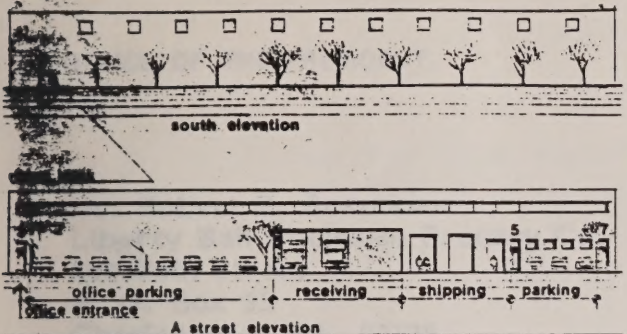
crete blocks — similar to Bunker Hill Community College, with high windows on the playing field side for light." Ertman continued, stating that there would not be many openings for security reasons.

English, Charlestown Project Director for the BRA, stated that the A Street parcel was originally part of the Community College site and in an agreement drafted in January 1983 for transfer of the playing field, Bunker Hill Community College

the building on A Street. "I haven't contacted the residents but we thought the notices they would receive as shatters would be adequate."

There is a need for the C-2 Parcel (old which the present warehouse is located) for residential housing.

Louis Mian, whose business is about the Main Street property, owns the driveway and additional land on the parcel and Mian is in need of the land.



View of the proposed plans for a new Liberty Bell Wholesale Grocery Company warehouse on A Street which is located off Rutherford Avenue, adjacent to the Bunker Hill Community College playing field. The 20 foot setback

of the building would allow for access to the shipping and loading docks. The top view is from the College's playing field and the bottom view would be the front of the building on A Street.

Tobin explained to the approximately 20 members and community residents present that the two organizations were hosting this forum "as a courtesy" to Borzakian as a Charlestown businessman. Tobin went on to say that during a recent meeting of the Boston Redevelopment Authority (BRA) Board, Borzakian presented the plans for a new warehouse facility, requesting tentative designation as developer of a portion of the BRA-owned parcel on A Street (off Rutherford Avenue near Bunker Hill Community College). The BRA Board asked Borzakian if he had met with residents on the plans and since he had not, requested that he do so before approval was granted.

The architect, in discussing landscaping, said trees would be planted along the rear of the building, bordering the playing field, and trees would be interspersed with the planned parking along A Street.

English went on to say that 28,000 square feet of this 85,000 square foot parcel will meet the needs of Liberty Bell with the remainder to be designated for other commercial development. He said that the rest of the site has not been parcelled.

John Tobin queried English as to whether the remainder of the parcel would contain room for other commercial needs, to which English replied there "should be".

In explaining why the tentative designation is being sought for Liberty Bell at this time, English told the gathering that there were three basic reasons:

1) The Inspectional Services Division of the City of Boston Building Department has a court case pending against the BRA to demolish

the building on A Street. "I haven't contacted the residents but we thought the notices they would receive as shatters would be adequate."

Ralph Donabed, attorney for Borzakian, presented the history of Liberty Bell, stating that the company was founded by the Borzakian family in 1888 and located on Commercial Street in the North End. In 1919, the company moved to City Square where they remained until 1939, when they were relocated to make way for the Harvard Mall. At that time, the company moved to their present address, 490 Main Street.

The architect estimated the construction cost of this new facility as between \$800,000 and \$900,000.

John Tobin asked about fencing of the area, to which Ertman replied that they were not sure and that the design team of the BRA had recommended no fencing.

Tom Cunha questioned the architect as to whether the company had spoken to Bunker Hill Community College about the plans, as the facility would abut the college's playing field. The architect replied "not as yet". Philippi pursued the question asking, "How and when will you speak to Bunker Hill Community College?" Attorney Donabed responded by stating that he "understood that Bunker Hill Com-

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Donabed stated that the BRA owns the land, which it has been leasing to Liberty Bell and the BRA now has plans to develop the parcel. The attorney continued, noting that the new building on A Street would not result in a measurable increase in size, but would be a new, modern facility. He said that the Liberty Bell business is, for the most part, in packaging of canned goods, with most of the company's sales in the form of canned goods, with a canning machine and canning firm.

In response to a question from Eric Philippi on access, the architect stated that trucks would come down A Street and back in to the loading docks.

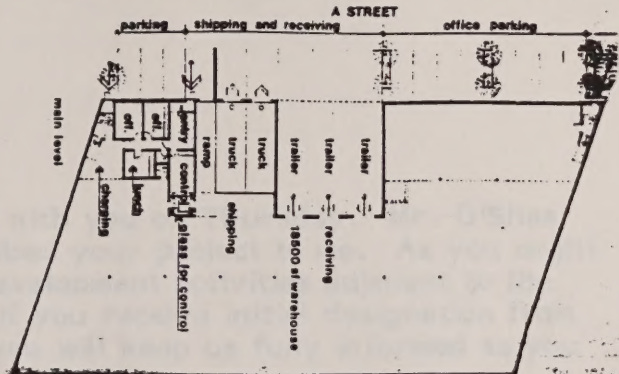
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AERIAL PERSPECTIVE of the proposed Liberty Bell warehouse on A Street. The architect described the building as a parallelogram with a 200 foot frontage on A Street and a depth of 108 feet.

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Bunker Hill Community College

BOSTON, MASSACHUSETTS 02129

TELEPHONE: (617) 241-8600

OFFICE OF THE PRESIDENT

June 2, 1986

Mr. Robert P. Borzakian
Liberty Bell Wholesale Grocery Co.
490 Main Street
P. O. Box 33
Charlestown, MA 02129

Dear Mr. Borzakian:

I am sorry that I was unable to meet with you on Thursday. Mr. O'Shea briefed me on the meeting and described your project to me. As you might imagine I am very interested in all development activities adjacent to the College. I was pleased to hear that if you receive initial designation from the BRA as developer of the parcel you will keep us fully informed as you develop your final plans for the new building.

As Mr. O'Shea explained to you, we are very concerned about landscaping and a good buffer zone between the new building and the College Athletic Fields which will be under construction in a few weeks. I appreciate your offer to construct a fence if it is felt to be necessary and I will request our architectural consultants to advise me on the feasibility of fencing at their earliest convenience.

Given your commitment to keep us fully informed as you go forward with final design and your commitment to address any concerns which we might have, I am happy to support your designation as developer of the parcel so that your family business can be relocated in Charlestown.

Sincerely,

A handwritten signature in cursive script, reading "Harold E. Shively".

Harold E. Shively
President

HES/cbs

cc: J. English, BRA

4779

Vote Amended
Page 4

M E M O R A N D U M

Taken Under Advisement: April 17, 1986
Continued Under Advisement: May 15, 1986
Resubmitted: June 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR
JAMES F. ENGLISH, PROJECT COORDINATOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55
TENTATIVE DESIGNATION OF REDEVELOPER,
PARCEL P-15-2C2

Parcel P15-2C2 in the Charlestown Urban Renewal Area is a 20,153 square foot parcel located on A Street which abuts the property of the Bunker Hill Community College. The site was originally acquired by the Authority as part of the land assembly project for the Community College. At the time of the conveyance to the College of the Athletic Field site (P15-2), a portion of that parcel totalling 83,000 square feet was retained by the Authority to serve as a relocation site for Charlestown businesses. In furtherance of the Authority's plans in this area, it is now requested that Robert Boursakian be given Tentative Designation of that portion of the site listed as Parcel P15-2C2.

Mr. Boursakian is the owner of the Liberty Bell Wholesale Grocery Company and in this capacity has been a tenant in the Authority-owned property at 490 Main Street in Charlestown for 20 years. Liberty Bell currently utilizes approximately 5,168 square feet at the Main Street site in addition to leasing 10,000 square feet of warehouse space at the Central Warehouse, 50 Terminal Street, Charlestown on a temporary basis. In furtherance of his plans to acquire and construct his own facility, the developer has retained the services of architect Gardner Ertman, who has designed a very attractive building which will provide sufficient floor space necessary to accommodate the developer's business expansion. By constructing a one story building on the entirety of the site (with the exception of front and rear setbacks mandated by design and easement constraints), Mr. Boursakian will produce a building of approximately 23,157 square feet. Mr. Boursakian has submitted a letter of interest from the State Street Bank expressing the bank's willingness to finance this project.

In response to a request of the Board at the meeting of April 17, 1986, a community meeting was held in Charlestown on May 12, 1986. At that meeting, which was attended by approximately 35 people, a motion was made and unanimously approved to endorse Mr. Boursakian's plans to relocate to the A Street site. It was further requested that the Board be apprised of this community support.

In response to a request from the Board at the May 15 meeting the development team and Authority staff met with representatives of the Bunker Hill Community College on May 29, 1986. At this meeting, Mr. Boursakian presented the plans for the proposed development. These plans were subsequently endorsed in a letter from Harold Shively, President of the college. The letter is attached for review by the Board.

In response to additional concerns expressed by the Board, the developer's architect has redesigned the proposed building. This redesign has produced two significant changes in the building. First, in the new design, the height of the building has been increased from 20 to 24 feet, thereby increasing the warehouse storage capacity without increasing the building's footprint. Secondly, by squaring the proposed siting of the building on the easterly boundary, the architect has reduced the land square footage of the proposed building by 2491 square feet, thereby necessitating a reduced parcel of 20,153 square feet.

As the building which Liberty Bell now occupies is a dilapidated structure which must be raised in order to accommodate the redevelopment of Parcel C-2 as a housing site, is it desirable that Liberty Bell be relocated in an expeditious manner.

It is recommended therefore the Mr. Robert Boursakian be given Tentative Designation as redeveloper of Parcel P15-2C2 in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached.

Attachments

ATTACHMENT

